

THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of OCTOBER 2011

Trout live in nice neighborhoods.

ENNIS AND MADISON VALLEY “HAPPENINGS” → The big news this month is the reopening of the local meat market. Locals and visitors alike were puzzled and disappointed when one of the most popular stores in Ennis closed its doors in April. After 4 generations in the butchering business, the Restvedt family stepped aside and another local butcher, Chris DiMichele has taken over. Chris has been butchering in this valley for about 18 years and had always wanted to open his own butcher shop. He finally got his wish with **Deemo's Meats**. Once again, hunters have a place to have their game processed



and former customers of Restvedt's Meats can find quality meat products. Don Bowen of Arrow Real Estate was instrumental in brokering this complicated transaction and insuring that all parties were well represented. → Helping local businesses prosper during the recent economic challenges is a major goal of leaders in this community. The Ennis Chamber of Commerce is promoting a grassroots program called the **Buy Local Campaign**, to support local businesses. → **Moonlight Basin's** 12,800 SF office building in Ennis is officially for sale at **\$899,000**. It is a magnificent building that

reflects the high quality and glamour of the exciting Big Sky Resort. → **Migration** is in full swing on Ennis Lake with several thousands of waterfowl taking a break from their travels south. There is a great story in The Madisonian that states, “with a good pair of binoculars, you can see coots, Canadian geese, ruddy ducks, redheads, scaup, mergansers, buffleheads, golden eyes, mallards, common loons, various kinds of grebes, widgeons and gadwalls. And that's just at the lake.” Read more about it at www.madisoniannews.com. → **Virginia City and Nevada City** will play host to a national convention of living history and



museum experts in 2013. The Association for Living History, Farm and Agricultural Museums will hold their conference in these historic Montana communities for the first time ever, said Dan Thyer, living history curator at Nevada City. The ALHFAM is the main sanctioning body for living history museums, like Nevada City. Their willingness to come to Madison County speaks volumes for the importance of the cultural resources found in both Nevada and Virginia Cities.

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➤ **MADISON COUNTY → MADISON RIVER** → The biggest news in the county is that after more than a year of hearings, the county commissioners voted **against** the Streamside Setback Regulations!



The Madisonian reported that “The commissioners instead chose unanimously to use the planning board’s proposal as voluntary guidelines for landowners along the Madison River wishing to build on their property. The decision comes after a drawn out process that started nearly four years ago, when the commissioners decided to initiate a streamside setback citizen advisory committee to look into the issue of setbacks along the Madison and Jefferson River and its tributaries. The goal was to address land that didn’t fall under the scope of the subdivision regulations, which called for a 500-foot setback on the Madison River. This citizen committee met for nearly two years on the topic and ultimately couldn’t reach a complete consensus on the issue. However they recommended a regulation to the Madison County Planning Board of a minimum of 75-foot setbacks on the Madison and Jefferson River and 50-foot setbacks on

the tributaries. The Madison County Planning Board took the recommendation, and dropped the Jefferson River from the regulation and increased the building setbacks to 300 feet. This included a 500-foot jurisdictional area and 150-foot streamside buffer zone. Ultimately, the final decision rested with the county commissioners, who chose to take neither recommendation for a setback regulation, but rather go with voluntary guidelines, expressing deep concerns about infringement of private property rights.” You can read more about the issue at www.madisoniannews.com. It is unfortunate that they “*threw the baby out with the bath*” and we are left with no setbacks. Most people seemed to accept the idea of the recommended 75’ setback but resisted the Planning Board’s 500’ and 300’ proposals. If the Planning Board had implemented the regulation as proposed by the committee, there would probably be reasonable setbacks in place now. Live and learn.

➤ **NOVEMBER EVENTS** → **The Madison Valley Woman’s Club Annual Holiday Bazaar** will be held in the new Ennis Elementary School gym from 9 AM to 3 PM on Saturday, November 26. This is a very popular event that everyone looks forward to over the Thanksgiving weekend. The gym is filled with local crafters offering an abundance of gift items for the holidays. → And since the November newsletter wouldn’t be out in time to plan for it, mark your calendars for the annual **Spirit of Christmas 2011–Ennis Stroll** through downtown Ennis on Friday, December 2nd from 3Pm to 8 PM. Merchants will be open late, featuring Christmas treats for all! Pictures with Santa, Christmas stories for children, roasted chestnuts, live music, special gallery events and much more! The Lions Club Park by the Madison River will be lit for the holiday season. Something for the whole family! Make a festive, fun night of it with local hotels and restaurants, see a movie in our quaint downtown theatre, and visit our neighbors in historic Virginia City for their Christmas Socials. Please call the Ennis Chamber of Commerce @ 406-682-4388 or visit the Chamber website: www.ennischamber.com for more information.

➤ **MONTANA in the NEWS** → If you love beautiful old barns, you might be interested in a new book just published by the Montana Historical Society Press entitled, “Hand Raised: The Barns of Montana.” It is a tribute to the farmers and ranchers who helped build this state. Read about this new publication at, <http://governor.mt.gov/news/pr.asp?ID=974>.



This photo is of the historic old red barn on the Walsh Ranch at McAtee Bridge in the Madison Valley.

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- **HUNTING REPORT** → The Montana State Legislature passed a new law—effective July 1, 2011—that establishes a preference point system to distribute "Class B-10" nonresident big game combination licenses and "Class B-11" nonresident deer combination licenses. In a preference point system, licenses are awarded to those applicants who hold the greatest number of preference points. Go to <http://fwp.mt.gov/hunting/licenses/nonresidentCombo.html#preferencePoints> to get the details. And once you get your animal, the new meat market is processing game and they are doing a booming business, already!



✚ **FISHING REPORT** → The Madison River Fishing Company reports as of October 26th, “It’s getting to the point where you’d better either be really well dressed for the weather or pick your days very wisely if you’re going to fish. It’s not been really “casual” fishing weather lately. It is, after all, almost November. Daytime air temperatures haven’t been extreme yet but it’s been into the low 20s at night which makes early arrivals to the river kind of pointless. You’ll want layers too...probably lots of them. It’ll be cold out there even if you get here at 10. Once you get acclimated you’ll be fine....maybe after an hour or two depending on the wind. Based on the current forecast it looks like the next several days may be about as pleasant as we’ll see for the next few months; they’re calling for highs in the mid 40s to low 50s with fairly light wind. Don’t let that fool you though...even with a 5 mph breeze it can feel 10 degrees cooler. Not much in the way of precipitation called for at the moment. It’s looking like it’ll be bright and cold...not particularly conducive to really good fall fishing. We much prefer at least some cloud cover. Deep nymphing will likely be your best bet here until we get some weather back in. I’d probably throw a small Girdle Bug with a pheasant Tail or other mayflyish type bead head as a dropper. Of course there’s always the egg option. They’ve been eating those pretty well here for the past week or two. Some guys trail them behind Zonkers, others fish ‘em with another small nymph and still others run ‘em, two at a time. No matter how you do it, make sure they’re bouncing on the bottom, preferably slowly. This pretty much goes for anything you’re throwing right now in the bright sun. Once we get some clouds here again, we should be right in the thick of things streamer-wise. The browns are definitely fired up and looking for a fight. For whatever reason they much prefer to duke it out under cover of gray. I’m guessing we’ll see some of that before too long.”

...check out additional fishing reports at:

- ✚ Kelly Galloup’s Slide Inn at: <http://www.slideinn.com/blog/category/fishing-report/>.
- ✚ Dan Delekta’s report at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✚ The Tackle Shop’s Orvis report at http://www.orvis.com/fishing_report.aspx?locationid=5974
- ✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✚ Joe Dilschneider’s Montana Trout Stalkers at <http://www.montanatrou.com/>
- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.

- **WEATHER**→ Wild extremes this month. Our Geraniums gave up last week and the valley is ringed with snow-capped mountains. The weather is a little too mild for the hunters as they have to work harder to find animals holding higher up in the mountains. The statistics show the October temperatures in Ennis as: a high of **83°** and a low of **14°**, with an average high of **58°** and an average low of **34°**. The average wind speed this month was just **9 mph!** Our recorded **October** precipitation totaled **.25”** which includes that white stuff.



Photo is of fall leaves along Indian Creek.

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➤ **REAL ESTATE TIPS → The Negotiating Process**→ So you've found a home that is right for you and it's time to make an offer. What steps are involved in negotiating a real estate purchase?

STEP 1: Research and Planning - Depending on market conditions, you may have to act quickly, before another buyer steps ahead of you. That said, the best way to approach a home purchase is to arm yourself with facts and to plan a negotiating strategy. Your ABR® * (*Accredited Buyer Representative*) can assist you on both these points. When deciding what to offer for a property, current market prices are the most important factor. Your ABR® can provide valuable assistance in this regard—counseling you on market conditions, price ranges, comparable properties, and appropriate negotiating strategies. * *Don and Toni Bowen are both ABRs.*

STEP 2. Submit an Offer - Real estate transactions require a written contract, which conveys an initial written offer. A check for earnest money usually accompanies an offer. Your offer will specify price, plus all the terms and conditions of the purchase you want to negotiate. Your ABR® provides a valuable service by helping you use standard forms that are kept up-to-date with changing real estate laws, which vary from one state to another, and by explaining the negotiating impact of including various terms and conditions.



Property of the Month

STEP 3. The Seller's Response - When your offer is presented, the seller's options are to:

Accept. If, after reviewing your written offer, the sellers sign their unconditional acceptance, then you will have a binding contract as soon as you are notified of the offer's acceptance.

Reject. If the sellers reject your offer, you are released of any obligation. The sellers cannot later change their minds and expect to bind you to a contract based on that offer.

Counteroffer. If the sellers like most aspects of your offer, they may present a written counteroffer that includes the changes the sellers want to make. You are then free to accept their counteroffer, reject it, or make your own counteroffer to their counteroffer. This process can repeat itself as many times as it takes for you and the sellers to agree on the sales contract. At this point, negotiations are over and the terms of the sale are final. It is important to note that the negotiating process always moves forward; buyers cannot decide at a later time to accept a counteroffer that they previously rejected. If the property is still available, buyers must reinitiate negotiations by submitting a new offer. NEVER NEGOTIATE VERBAL OFFERS. All offers and counter offers are to be in writing.

STEP 4. Withdrawing an Offer - Can you take back an offer? In most cases the answer is yes, right up until the moment your offer is accepted. In some cases, you can withdraw an offer before you've been notified of its acceptance. If you want to withdraw your offer after acceptance, be sure to do so only after consulting a lawyer who is experienced in real estate matters. You want to avoid losing your earnest money deposit or a lawsuit for damages the sellers incurred because of your actions.

CURRENT REAL ESTATE MARKET→ Washington, DC, October 27, 2011. According to the National Association of Realtors®, existing-home sales declined in September, although activity remains above a year ago. The [Pending Home Sales Index](#), a forward-looking indicator based on contract signings, fell 4.6 percent to 84.5 in September from 88.6 in August but is 6.4 percent higher than September 2010 when it stood at 79.4. The data reflects contracts but not closings. [Lawrence Yun](#), NAR chief economist, said the housing market is being excessively constrained.

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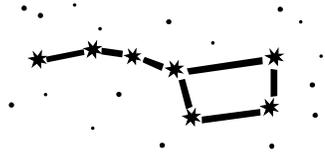
The PHSI in the West declined 2.1 percent to 105.8 in September but is 5.6 percent higher than September 2010. “America’s monetary policy is contradictory and confusing, where some consumers with the best financial capacity and top-notch credit scores pay higher mortgage interest rates,” Yun said. “The Federal Reserve evidently has been attempting to lower mortgage rates, yet more consumers are faced with taking out jumbo loans that carry higher interest rates.” Yun emphasized the need to reinstate higher loan limits in 42 states. “Just leaving excessive cash to sit in banks and not work into the economy is a drag on the overall recovery,” he said. “We need a comprehensive approach to address housing issues – not additional impediments.”

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Arrow Real Estate has been extremely busy this month, with 3 closings and two more pending transactions. With all the showings, it could be January before we slow down and catch up! The **Southwest Montana Multiple Listing** statistics for the Madison Valley (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **September 2011**, are as follows:

- **LAND: 324 vacant lots listed** (\$8,400 - \$2,490,000), **7 pending sales** (\$30,000 - \$250,000), **21 lots sold, year-to-date** (\$1,000 - \$252,500).
- **HOMES: 151 homes listed** (\$84,900 - \$3,250,000), **11 pending sales** (\$67,500 - \$1,950,000), **37 homes sold, year-to-date** (\$50,000 - \$950,000).
- **RANCHES: 8 listed** (\$849,000 - \$9,950,000), **0 pending sales, 2 ranches sold, year-to-date** (\$925,000 - \$7,215,794).

➤ **YOU KNOW YOU’RE FROM MONTANA WHEN...**

you can see the stars at night!



➤ **MONTANA TRIVIA** → Did you know that Montana holds the world record for the greatest temperature change in 24 hours? On January 14-15, 1972, in Loma, the temperature went from **minus 45°F** to **plus 49°F**, a whopping **103** degree change!

Thanking you in advance for your personal referrals. Your referrals are the lifeblood of our business and the greatest compliment you can give us.



**Toni and Don Bowen,
Brokers/Owners,
Arrow Real Estate**



**Jay Willett and Karen Swedman
Brokers, Arrow Real Estate
also Property Managers and Owners of
Apex Management**



APEX MANAGEMENT offers full service property management in the Madison Valley. Whether you are interested in using your home as a vacation or a long-term rental, or looking for assistance in finding a rental, you can expect quality service with a positive attitude. See our website at: www.apexmontana.com or call us at (406) 682-7112.

Apex Management is **not** a part of Arrow Real Estate.

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➤ **USEFUL WEBSITES TO REMEMBER**→

ENNIS AND THE MADISON VALLEY:

<http://www.ennismontana.org/> - for community and local government information

<http://www.ennischamber.com/> - The Ennis Chamber of Commerce website

<http://www.madisonvalleyhistoryassociation.org> – The Madison Valley History Association website

<http://www.mvmedcenter.org> – for information about the Madison Valley Medical Center

<http://www.mvmcf.org> – the Madison Valley Medical Center Foundation website

<http://www.mvvetmemorial.org> – The Madison Valley Veterans Memorial website

<http://ennis.communityblogs.us/2008/11/17/ennis-community-blog/> - comments and events in Ennis

<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site

<http://my-montana-moments.blogspot.com/> - Artist Penny Hall's photo journal of her MT experience

<http://ennismontanahomesandland.blogspot.com> – Ennis, Montana Happenings, from **Arrow Real Estate**

MADISON COUNTY:

<http://madison.homestead.com/index.html> - for Madison County emergency news

<http://www.madison.mt.gov/> - Madison County Government website

<http://virginiacity.com> – Virginia City Chamber of Commerce

NEWS:

<http://www.madisoniannews.com/> - the latest news from the Madisonian newspaper for Madison Co.

<http://bozemandailychronicle.com/> - news from the big city of Bozeman, an hour northeast of Ennis

<http://www.mtstandard.com/> - news from historic Butte, an hour & ½ northwest of Ennis

MONTANA:

www.fwp.mt.gov/ - Montana Fish Wildlife and Parks website – for hunting and fishing regulations

<http://fwp.mt.gov/education/bow/> - “Becoming an Outdoors Woman” – a must for female newcomers!

<http://www.visitmt.com/> - Official website Montana Vacations, Recreation, Accommodations and Travel

<http://www.montanapictures.net> – for people homesick for Montana – a great visual connection

http://mdt.mt.gov/travinfo/weather/rwis_list.shtml - State Highway Web Cams

SKIING:

www.moonlightbasin.com – Check out latest snow conditions on the hill at Big Sky

<http://www.lmranch.com/winter/> - Lone Mountain Ranch in Big Sky for cross country trails

http://www.westyellowstonenet.com/skiing/cross_country_skiing.php - Skiing Yellowstone Park Trails

HORSEBACK RIDING:

www.wolfpackoutfitters.com – trail riding guides for the Madison Valley

<http://www.sphinxmountainoutfitting.com> – trail riding and outfitting guides in the Madison Valley

REAL ESTATE:

www.arrowreal.com – A wealth of resource information, local listings and a portal to the SW MT MLS

www.houselogic.com – Helpful information from the National Association of Realtors

www.trulia.com – Search for homes for sale and sold, local information, and research

www.zillow.com – Search for homes for sale and rent, home values and mortgage rates

www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

RANCHING:

<http://www.madisonvalleyranchlands.org/> - working to keep the ranching way of life alive

FISHING:

<http://www.madisonriverfoundation.org> - The Madison River Foundation

<http://www.montanatu.org/> - Montana Trout Unlimited

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